



General Motors Corporation and Building Conservation Associates, Inc. for the Rehabilitation of the General Motors Technical Center, Warren

The General Motors Technical Center, designed by Eero Saarinen and constructed between 1949 and 1956, comprises fifteen complexes of buildings and numerous outbuildings located on an approximately 600-acre site in Warren. The Technical Center has served as General Motors Corporation's (GM) main facility for advanced research, engineering, and product design since its initial construction, and continues to serve this essential function. Many of GM's most important technological advances have taken place on these grounds. The Technical Center, a nationally significant site, is not only one of the preeminent corporate research and development centers constructed in the United States following World War II, but also an outstanding example of the work of Eero Saarinen, an internationally acclaimed architect.

From 1999 through 2004, GM carried out an extensive rehabilitation project at the Technical Center. Recognizing the historical significance of the site, GM worked with a project team that included a historic preservation consultant from Building Conservation Associates. Because the planned financial investment at the Technical Center property was so significant, GM also worked with the State Historic Preservation Office to obtain federal historic preservation tax credits.

The rehabilitation project at the Technical Center continued GM's effort to streamline and consolidate its global engineering operations, facilitating common vehicle development processes and systems for improved competitiveness. The comprehensive and coordinated facilities plan was developed to reduce structural costs, align facilities to future business needs, eliminate redundancies, achieve maximum utilization and efficiency, provide flexibility to accommodate change, and ensure the highest return on the investment. From a business perspective, the goal of the plan was to transform GM's non-manufacturing work environments into settings that support and enhance the motivation and spirit of every employee, fostering creativity and innovation.

The GM Technical Center rehabilitation is the largest historic preservation project ever undertaken in the state of Michigan. With this project General Motors demonstrated that the fulfillment of business goals could be achieved in tandem with historic rehabilitation.

Historic Preservation in Michigan

